

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting, April 30, 2004
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 9:00 a.m.**

ROLL CALL

ADMINISTRATIVE

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

1. Director's Report to the Commission

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report (J. Vokac)
- Finances and Budget
- GP 2020 Meeting Schedule
- Narconon Status Report

CONSENT AGENDA

2. Public Request to be Heard

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

3. Approval of Minutes: April 16, 2004.

APPEALS**4. AT&T Wireless Communications Facility; An Appeal of a Minor Use Permit, ZAP 03-013, Jamul/Dulzura Community Planning Area (Murphy)**

This is an appeal filed by Glyn Rae Stables, Inc of the Zoning Administrator's decision of February 3, 2004, to approve the Minor Use Permit for a wireless telecommunication facility in accordance with Sections 1355, 2704, and 7350 et seq. of the Zoning Ordinance. The proposed facility consists of 6 antennas in 3 sectors and a microwave antenna all flush-mounted on an existing 56-foot high grain silo with a wood shed to house 4 outdoor equipment cabinets on an 8-foot x 17-foot concrete pad. The antennas will be painted to match the grain silo. The lease area is 8 feet x 17 feet. The project is located at 17348 Lyons Valley Road.

REGULATORY PROJECTS**5. AT&T Wireless Services off of Japatul Lane, Major Use Permit P03-081, Alpine Community Plan Area (Sibbet)**

This project is for a telecommunication facility consisting of six panel antennas and one microwave antenna and associated ground equipment. All the antennas will be mounted to the side and around the top of an existing water tank. The antennas and the metallic tank will be painted forest green to minimize the visual impact. The associated equipment will be located inside a 200-square foot walled area nearby the tank. The facility will be unmanned and approximately one to two visits per month by a maintenance vehicle are anticipated. This telecommunication facility is classified as a Minor Impact Utility pursuant to Section 1350 of the Zoning Ordinance and pursuant to Section 6980 of the Zoning Ordinance; approval of a Major Use Permit is required to locate within the A72, General Agricultural Use Regulation. Section 6985 of the Zoning Ordinance has classified this project as a Tier 4 Wireless Project. The General Plan designates this site as (23) National Forest/State & Regional Park. The project is located at 22362 Japatul Lane.

6. Sprint PCS; Major Use Permit P03-093, San Dieguito Community Planning Group (Bunнемeyer)

This is a request for a Major Use Permit to authorize the co-location and use of an unmanned wireless telecommunications facility pursuant to the Zoning Ordinance, Sections 6985 and 7358 and is allowed by issuance of a Major Use Permit in the S88 (Specific Plan Area) Use Regulation. The proposed facility will co-locate with one existing telecommunication facility (Verizon) and will consist of six-panel antennas flush mounted to an existing water tank. The proposed equipment shelter will be southeast of the existing water tank, next to the existing

Verizon equipment shelter. The General Plan Land Use Designation is (21) Specific Plan (4S Ranch) and subject to the S88 (Specific Plan Area) Use Regulations. The 2.2 acre project site has the existing Olivenhain Water Tank (APN 678-242-05-00), adjacent to Camino San Bernardo and Dove Canyon Road in the San Dieguito Community Planning Area. The proposed facility is situated on a hilltop overlooking Camino del Norte and is surrounded by 126 acres of open space. The facility will be located adjacent to the existing water tank, next to Verizon, which operates one telecommunication facility (ZAP 00-001) with associated equipment cabinets and panel antennas.

ADMINISTRATIVE

7. Report on actions of Planning Commission's Subcommittees.
8. Designation of member to represent Commission at Board of Supervisors.
9. Discussion of correspondence received by Planning Commission.

DEPARTMENT REPORT

10. Scheduled Meetings.

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DEPARTMENT REPORT

10. Scheduled Meetings

May 14, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 28, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 11, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 25, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 9, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 23, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 6, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 20, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 1, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 15, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 29, 2004	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 5, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

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ADJOURNMENT

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.